

**WETHERSFIELD ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**

**JUNE 24, 2013**

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The Wethersfield Zoning Board of Appeals held a public hearing on June 24, 2013 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Mark Rudewicz, Clerk  
Eugene Ziurys, Jr.  
Morris Borea  
Robert Cobb, Alternate  
Paul J. Leblanc, Alternate

**ABSENT:** David Gustafson, Alternate

**Also Present:** Fred Valente – Building Official

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the Meeting and Hearing and asked if anyone wanted to speak on something other than what was on tonight's Agenda. There was no one from the audience who wished to speak.

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**Application No. 6119-13 Elvis Celebic**, (renewal) seeking a variance to keep birds (pigeons) not in the required setback location and exceeding the permitted amount at 62 Saxon Road, North side, B Residential Zone, (§3.5.4).

Mr. Elvis Celebic, 62 Saxon Road, Wethersfield, CT appeared before the Board seeking a variance to continue to keep pigeons in the location he was allowed through a variance 2 years ago. He explained he no longer has 23 birds and now only has 10 birds. Mr. Celebic stated his family loves the birds and none of his neighbors have any issues with them. He also explained the birds he relocated to his relative in North Carolina will be kept in their coop for at least 2-3 years so they forget his home as their homing address.

Chairman Vaughan, Jr. questioned if this is a renewal of the variance granted 2 years prior and reviewed the stipulations.

Mr. Celebic verified it is and that all stipulations were met within the first month after the variance was granted.

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Chairman Vaughan, Jr. asked Mr. Valente if there have been any complaints or problems reported during the previous two years.

Mr. Valente stated there have not been any complaints.

Chairman Vaughan, Jr. asked Mr. Celebic if he is requesting the same stipulations for this variance renewal, including the same number of birds.

Mr. Celebic stated he only wants to have 10 birds on the variance and that will be the maximum number he will have. He also stated he will not have the quails anymore due to their loudness.

Chairman Vaughan, Jr. asked Mr. Celebic if he is still requesting the 2 year time period on the renewal.

Mr. Celebic verified that he would like the variance be allowed a longer period of time. He stated five years would be good.

Chairman Vaughan, Jr. stated the other stipulations do not apply since the fence and coop are in place already.

Commissioner Rudewicz asked if he was sure he wanted to limit the renewal to 10 birds.

Mr. Celebic stated he is certain. He has no interest getting more birds or getting involved in the more expensive racing of pigeons.

Commissioner Cobb had the same question for Mr. Celebic.

Commissioner LeBlanc asked if the pigeons stay in the coop all the time.

Mr. Celebic explained the birds are in the coop at night. He releases them in the morning to fly for a couple of hours and then again after work to fly for a couple of hours. They are in the coop when they are at home.

There were no audience members who wished to speak in favor of or in opposition to this application.

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**Application No. 6123-13 Roger & Karen Tabshey**, seeking a variance to convert a commercial building located in a VB Zone to a two family residential use at 245 Main Street, West side, VB Zone, (§5.2).

Mr. Roger Tabshey, 800 Ridge, Rocky Hill, CT, appeared before the Board seeking a variance to convert the Masonic Hall at 245 Main Street to a two family residential building. He stated he and his wife are in the process of purchasing the building. He explained the building has been vacant for 15 years and been looked at by the Town of Wethersfield and some private firms to determine the best use for it. They have all determined the best use of the property would be for residential, citing parking as one of the main issues that would be difficult to overcome in that area. Mr. Tabshey explained the number of parking spaces needed for a commercial use would be 15 spaces and there isn't room for that number of spaces.

Chairman Vaughan, Jr asked if there would be enough parking for a two family.

Mr. Tabshey stated there would be.

Chairman Vaughan, Jr. verified Mr. and Mrs. Tabshey would need to appear before the Historic District Commission and Planning and Zoning for full approval for the conversion to residential use.

Mr. Valente verified that is correct.

Chairmon Vaughan, Jr. acknowledged the area has a mixture of commercial and residential properties and converting from commercial to residential would be less of a problem than the other way around.

Commissioner Cobb asked if there is designated parking for this property.

Mr. Tabshey stated there will be and there won't be any need for street parking. They plan to construct a 3 car garage with a paved area for parking.

The following audience members wished to speak in favor of the application:

1. Mr. Frank Falvo, 121 Broad Street, Wethersfield, CT stated he was a member of the Zoning Board of Appeals for many years and parking has always been a big issue for this property location. He believes this would be a great addition to the neighborhood, he would love to have the Tabshey's as neighbors and this would be a great use of the property.

Chairman Vaughan, Jr. thanked Mr. Falvo for his past service to the Board.

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2. Mr. Joe Stefano, 52 Black Birch Rd, Wethersfield, CT stated from a construction standpoint that the roof of the building is in a state of failure and isn't sure how much longer the building will remain standing if it isn't taken care.
3. Mr. Rich Sipala, 140 Highland St, Wethersfield, CT stated he would like to see the building come back to life.
4. Mr. Larry Spous, 215 Pine Lane, Wethersfield, CT appeared on behalf of the American Legion, located on Main Street also. The American Legion is in favor of someone occupying the building and understands the parking situation. He also explained why the American Legion doesn't have much of a parking problem. They are pleased to see this notice and would like to keep the neighborhood beautiful.
5. Mr. Tom Dillon, 166 Fairlane Drive, Wethersfield, CT stated he has grown up in Wethersfield and has seen the building deteriorate and he welcomes the opportunity to see someone rehab this building.
6. Ms. Sharon Carducci, William Raveis is the listing agent and her mother owns the property. She stated her mother had visions of living in the building at one time. Mrs. Carducci stated she knows the Tabshey's and is confident they will do a beautiful job on the renovation. She stated the property next door is a two family so this idea is not new to the neighborhood and also this location is currently a blighted property and needs considerable effort to renovate it.

The following audience member wished to speak against the application:

1. Ms. Kimberly Lawrence, 141 Wolcott Rd, Wethersfield, CT stated she also grew up in Wethersfield and was hoping to use this building for a business plan. She has hoped for a health and wellness concept, mostly in the evenings, therefore parking wouldn't be an issue. She stated her belief that a residential use of the building creates a disconnect in the community.

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Chairman Vaughan, Jr.

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Commissioner Rudewicz, Clerk

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**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Mark Rudewicz, Clerk  
Eugene Ziurys, Jr.  
Morris Borea  
Robert Cobb, Alternate  
Paul J. Leblanc, Alternate

**ABSENT:** David Gustafson, Alternate

**Also Present:** Fred Valente – Building Official

**DECISIONS FROM PUBLIC HEARING**

Voting members: Chairman Vaughan, Jr., Vice Chairman Logan, Commissioner Rudewicz, Commissioner Ziurys, Jr and Commissioner Borea.

**Application No. 6119-13 Elvis Celebic**, (renewal) seeking a variance to keep birds (pigeons) not in the required setback location and exceeding the permitted amount at 62 Saxon Road, North side, B Residential Zone, (§3.5.4).

Upon motion made by Commissioner Rudewicz, seconded by Commissioner Borea and a poll of the Board it was unanimously voted that the above application **BE APPROVED** with the same stipulations and a modification to a 10 bird maximum for a time period of 5 years.

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**Application No. 6123-13 Roger & Karen Tabshey**, seeking a variance to convert a commercial building located in a VB Zone to a two family residential use at 245 Main Street, West side, VB Zone, (§5.2).

Upon motion made by Vice Chairman Logan, seconded by Commissioner Borea and a poll of the Board it was unanimously voted the above application **BE APPROVED** as submitted.

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**APPROVAL OF MINUTES**

Upon motion made by Vice Chariman Logan, seconded by Commissioner Rudewicz and a poll of the Board it was unanimously voted that the minutes of February 25, 2013 **BE APPROVED**.

Upon motion made by Commissioner LeBlanc, seconded by Vice Chairman Logan and a poll of the Board it was unanimously voted that the minutes of May 20, 2013 **BE APPROVED**.

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**ADJOURNMENT**

The meeting was adjourned at 7:27 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN VAUGHAN, JR.

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Commissioner Rudewicz , Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

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Commissioner Rudewicz , Clerk